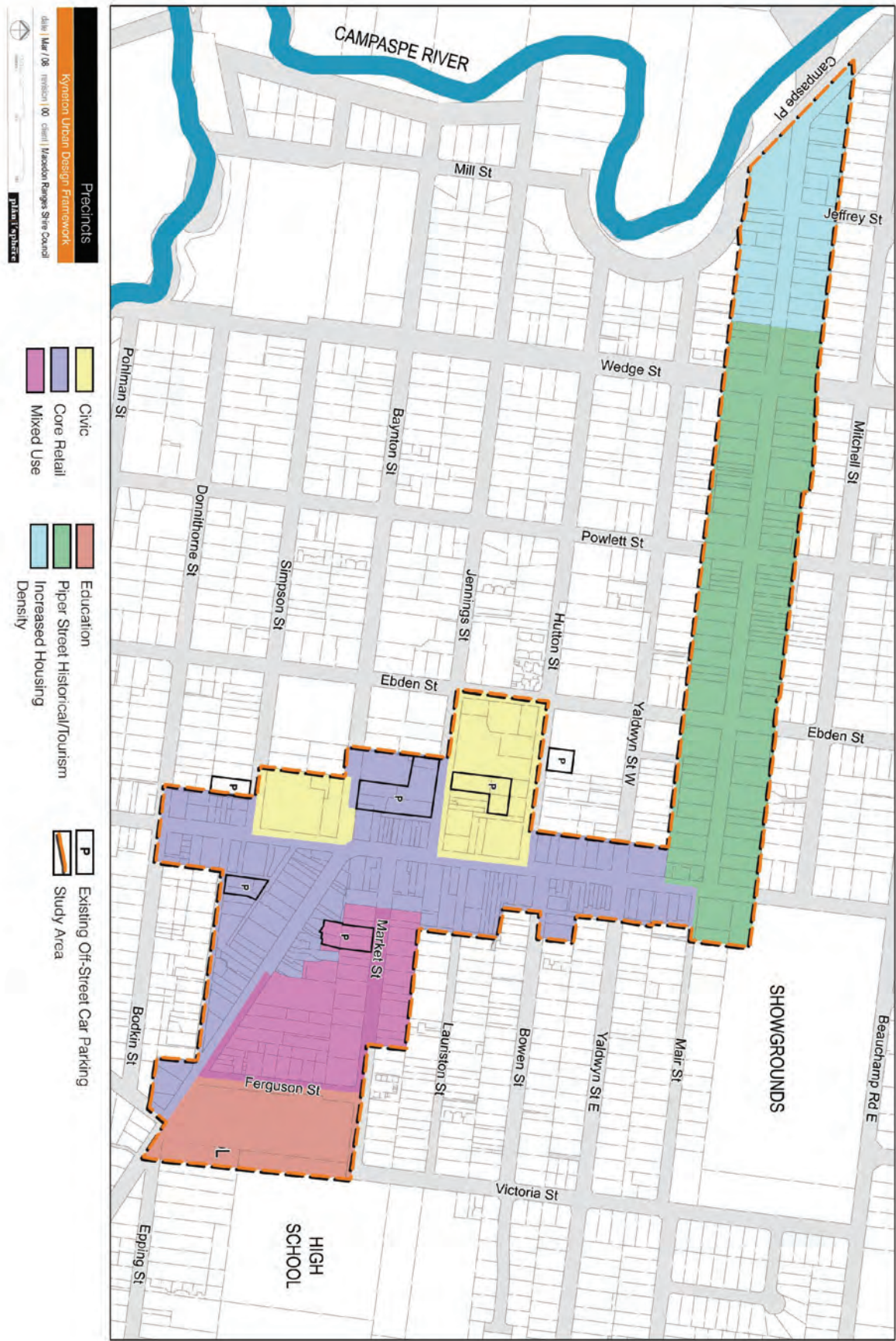


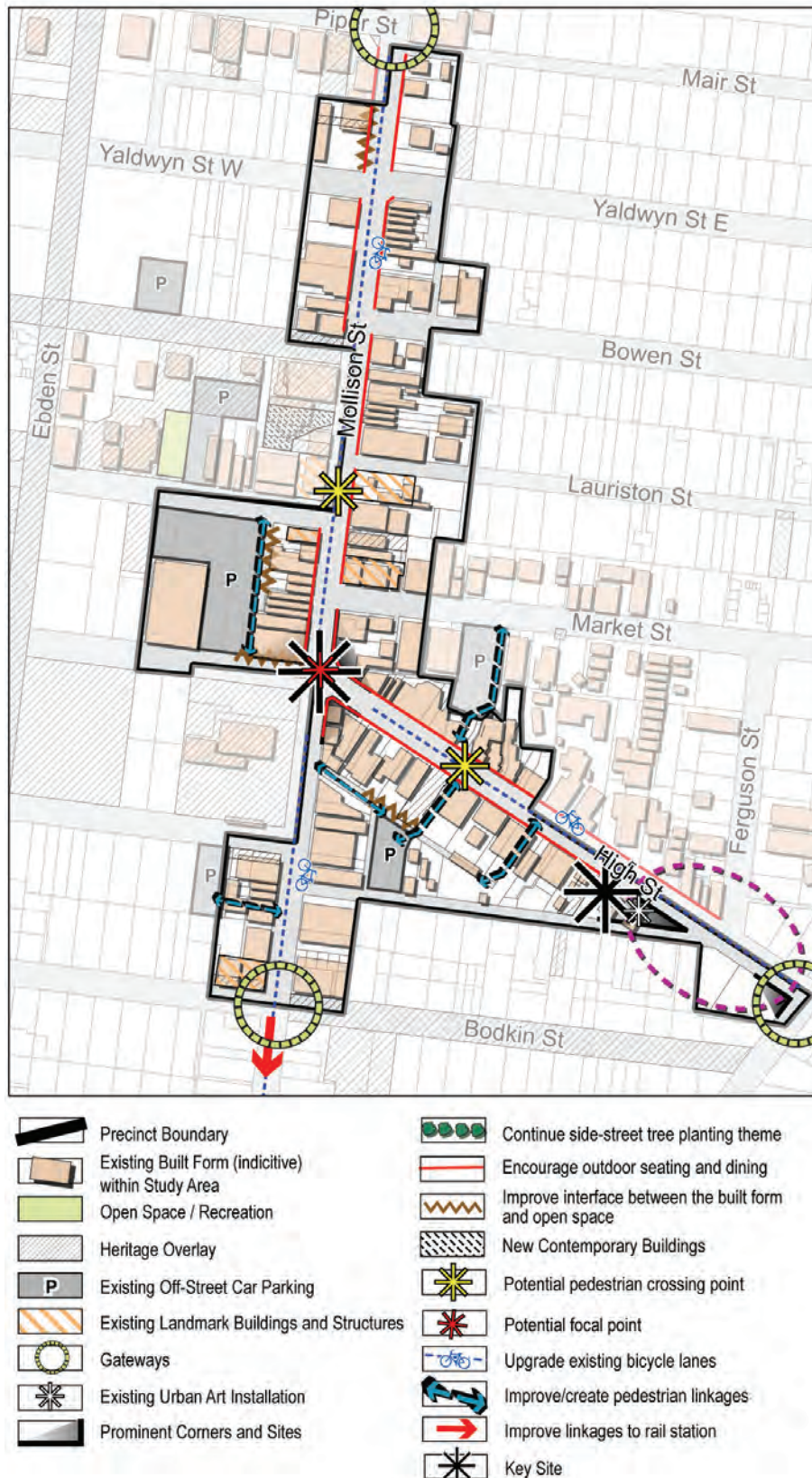


Precincts





Precinct 1: Core Retail Precinct



Vision

The Core Retail Precinct will provide the convenience retail anchors for the Kyneton community, and a wide range of comparison shopping and specialty goods. The Precinct will be a compact and walkable shopping strip, with attractive streets and outdoor spaces providing opportunities for people to meet and gather. The intersection of High and Mollison Streets will be strengthened as the focal point of Kyneton's Core Retail Precinct.

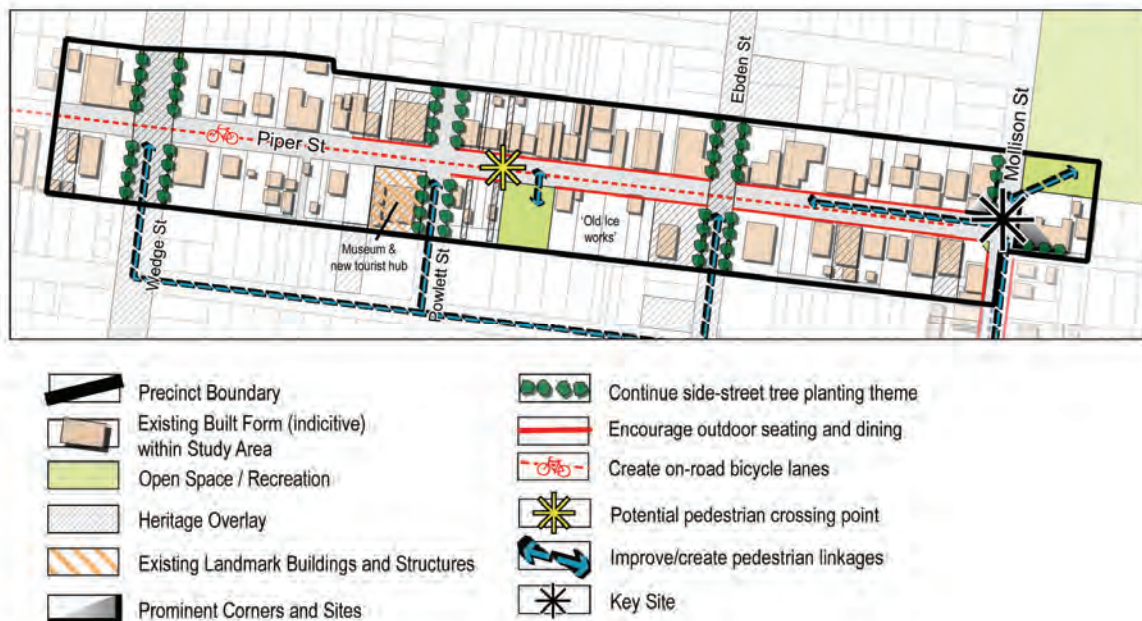
Strategies

- Ensure ground floor uses throughout the Precinct are active, allowing for office and residential uses above ground level.
- Improve the appearance and amenity of the intersection of Mollison and High Streets.
- Improve pedestrian access across Mollison and High Streets.
- Improve pedestrian connections to Piper Street.
- Encourage existing inappropriate uses within these areas to relocate.
- Enhance the heritage buildings with restoration works where necessary.

Actions

- Negotiate with owners of buildings that currently present a blank façade to pedestrian walkways and footpaths, to either open the facades to provide shopfront or decorate the façade to improve the appearance (eg artwork, painting or landscape treatment).
- Require all new buildings in the Precinct to provide a minimum of 75% of the frontage or sideage to footpaths or pedestrian walkways with active uses, and no front setback from the street alignment.
- Encourage the redevelopment of vacant or underutilised sites, through the development of schematic ideas, and discussions with owners.
- Encourage building owners to adequately maintain their buildings, including the facades and the rear yards.
- Investigate options to limit heavy vehicle access along Mollison Street.
- Implement road treatments listed in the Access Theme to slow traffic through the Mollison and High Street intersection and to expand and improve the space allocated to pedestrians.
- Avoid expansion of the Business 1 zoning.
- Provide pedestrian activated crossings on Mollison Street and High Street.
- Provide continuous weather protection along retail streets by providing verandas or canopies that are consistent in form with those that already exist, i.e. awnings with poles along the gutter line or as outlined in the Heritage Study recommendations.

Precinct 2: Piper Street Historic and Tourist Precinct



Vision

Piper Street will be a vibrant and thriving retail strip, renowned in the region for its food and wine experiences and the range of quality shopping. The distinct historic setting, complemented by well designed new buildings and street landscaping, will create a pleasant environment for visitors and locals to enjoy this unique part of Kyneton.

Strategies

- Retain historic buildings and enhance them with restoration works when necessary.
- Improve pedestrian linkages between this precinct and the retail core.
- Encourage tourist attractors and accommodation to locate in this area.
- Ensure that new development avoids mock historic design and presents a well designed and contemporary image.
- Require new buildings to provide an active frontage to the street which includes windows or doors, avoiding blank walls, to add to the streetscape vibrancy.
- Encourage existing inappropriate uses within these areas to relocate.
- Improve the landscaping and amenity of the streetscape.

Actions

- Widen footpaths in this area in key mid-block locations to create more areas for street dining and to improve pedestrian movement across the road.
- Require new buildings to be of a modern high quality architectural value that compliments the existing heritage buildings.
- Encourage building owners with side frontages to St Paul's Park to visually and physically 'open up' the buildings onto the Park.
- Encourage front fences to be sympathetic in design and materials in relation to the building they are associated with.
- Promote the area as an appropriate location for high quality accommodation facilities to be constructed.
- Consider redevelopment of the Old Ice Works for tourist accommodation.
- Create a tourist hub based around the Museum on the corner of Piper and Powlett Street and consider the feasibility of incorporating an exhibition space, regional gallery, visitor information and public toilets.
- Upgrade and introduce quality and coordinated street furniture that is sympathetic to the existing built form.
- Include additional planting within extended areas from the kerb to create a boulevard effect along Piper Street.